

178.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

731,700 / 731,700

731,700 / 731,700

731,700 / 731,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
292		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MUELLER JOHN P & EILEEN E	
Owner 2:	
Owner 3:	
Street 1: 292 APPLETON ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: NUHIBIAN DAVID A -
Owner 2: -
Street 1: 292 APPLETON ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,820 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	4820	Sq. Ft.	Site	0	70.	1.17	7													395,220					395,200
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**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		4820.000	336,500		395,200	731,700		
Total Card		0.111	336,500		395,200	731,700	Entered Lot Size	
Total Parcel		0.111	336,500		395,200	731,700	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card: 417.07	/Parcel: 417.0		Land Unit Type:	

**PREVIOUS ASSESSMENT**

Parcel ID 178.0-0002-0004.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	336,500	0	4,820.	395,200	731,700	731,700	Year End Roll 12/18/2019
2019	101	FV	292,000	0	4,820.	395,200	687,200	687,200	Year End Roll 1/3/2019
2018	101	FV	327,000	0	4,820.	333,100	660,100	660,100	Year End Roll 12/20/2017
2017	101	FV	327,000	0	4,820.	304,900	631,900	631,900	Year End Roll 1/3/2017
2016	101	FV	327,000	0	4,820.	259,700	586,700	586,700	Year End 1/4/2016
2015	101	FV	314,000	0	4,820.	225,800	539,800	539,800	Year End Roll 12/11/2014
2014	101	FV	314,000	0	4,820.	208,900	522,900	522,900	Year End Roll 12/16/2013
2013	101	FV	292,800	0	4,820.	198,700	491,500	491,500	

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NUHIBIAN DAVID	60106-293		9/27/2012		570,000	No	No				
NUHIBIAN DAVID	57103-371		7/7/2011	Convenience	99	No	No				
NUHIBIAN DAVID	56019-126		12/9/2010	Convenience	99	No	No				
DESTENIAN VICTO	52650-182		4/28/2009	Family	195,000	No	No	N			
	8589-562		1/1/1901	Family							

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1347	Wood Dec	13,925	C				
5/27/2009	405	Addition	98,000			G10	GR FY10	2ND FLOOR ADDITION

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2009	Info Fm Prmt	BR	B Rossignol
12/23/2008	Meas/Inspect	336	PATRIOT
12/16/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

**Patriot Properties Inc.**

